

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

AUGUST 2, 2024



CITY OF  
ST. CHARLES  
ILLINOIS • 1834

## DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/-OR PLAN COMMISSION REVIEW OR APPROVAL

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
<b>Parent Petroleum, 3342 W Main St.</b> Office building in Foxwood PUD (EJ)	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> </ul>				Under review.
<b>Chipotle, 3790 E Main St.</b> Charlestowne Mall Outlot Restaurant with drive through pickup (RH)	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> <li>• Minor Subdivision</li> </ul>	Scheduled 8-6-24			Resubmittal under review.
<b>The Oaks Lots 7-12</b> Fox Glade PUD – White Oak Cir. & Roosevelt St. – 6 townhomes (EJ)	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> </ul>	Scheduled 8-6-24			Resubmittal under review.
<b>Audi Parking Expansion</b> Pine Ridge Park Lot 17 (EJ)	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> </ul>	Scheduled 8-6-24			
<b>Fox Haven Square</b> Restaurant-Retail development - Stuart's Crossing south of Jewel, NE corner of Kirk & Main (EJ)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> <li>• PUD Preliminary Plan</li> </ul>	PH held and closed, approved 6-4-24	Approved 6-10-24	Approved 7-22-24	<b>Preliminary Plan review complete. Site and building permits to be submitted.</b>
<b>St. Charles Heights, 873-885 Geneva Rd.</b> 3-lot single-family subdivision (EJ)	<ul style="list-style-type: none"> <li>• Preliminary/Final Plat of Subdivision</li> </ul>				Comments provided, resubmittal required.

**GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE**

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
<b>Chapters 17.12, 17.14, 17.20, 17.22, 17.24, 17.30, 17.99</b> Commercial uses, breezeways, banquet halls, food trucks, yard encroachments, rear yard coverage, compost piles, off street parking, application fees	City staff	7-16-24 meeting canceled; PH Scheduled 8-6-24			

**FINAL PLATS OF SUBDIVISION – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING**

DEVELOPMENT NAME AND LOCATION	PLAN COMMISSION REVIEW DATE	PLANNING AND DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL APPROVAL DATE	FINAL PLAT RECORDING DEADLINE	STATUS
<b>Prairie Centre PUD – Resubdivision #4</b> Building lot for residential building & public park site	<b>Scheduled 8-6-24</b>				
<b>1416 Indiana Ave. (Indiana Place)</b> Subdivision Plat for 15-unit multi-family development	Approved 4-2-24	Approved 4-8-24	Approved 4-15-24	4/15/26	Mylar to be submitted for City signatures.

**BUILDING PERMIT PROJECTS -**

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Compact Industries</b> 420 37 <sup>th</sup> Ave.	32,338 sf Industrial building addition	<b>Under review.</b>
<b>“Save”ty Yellow Products</b> 3550 Legacy Blvd	22,845 sf Industrial building warehouse and office addition	<b>Under review. PUD Minor change to submitted.</b>
<b>Whole Foods Market</b> 300 S. 2 <sup>nd</sup> St.	Conversion of Blue Goose store – Owner interior/exterior alteration, Construction of expanded parking lot, store buildout by Whole Foods	<b>Parking lot work substantially complete, sidewalks and portions of parking lot to open.</b> Interior remodel permit approved, waiting for Health Dept. approval. Store opening planned for Spring 2025.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Pheasant Run Industrial – Bldg. B</b> 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Plans approved, permit issued.
<b>Chick-Fil-A</b> 3795 E. Main St.	Former Chili's demolished, Special Use approved for new restaurant with drive-through	Building Permit issued, construction underway.
<b>The Learning Experience</b> 2435 W Main St.	Daycare facility on lot west of Buona Beef	Building Permit issued, under construction.
<b>Charlestowne Lakes</b> South of Foxfield Dr. at King Edward Ave.	PUD Plan approved by City Council 105 townhome & 62 duplex units	Site infrastructure (stormwater, utilities, streets) complete. Building construction underway. Permits issued for 53 units. Temporary Occupancy issued for models.
<b>River West Animal Hospital</b> 2377 W. Main St.	PUD Plan approved by City Council Zylstra PUD, lot between Firestone and Rental Max	Temporary Occupancy issued.
<b>1023 W. Main St.</b> Gas Station Redevelopment	PUD Plan approved by City Council. New convenience store building and gas pump canopy	Under construction.
<b>1416 Indiana Ave. – Indiana Place</b> NEC S. 13th & Indiana Aves.	Lamp Factory building- Former Crystal Lofts project. Renovation of existing building into 15 residential units.	Permit issued, under construction.
<b>McGrath Kia Dealership</b> 4085 E. Main St.	PUD Plan approved by City Council	Permit issued, under construction.
<b>Pheasant Run Industrial- Bldg. C</b> 290 Kautz Rd.	216,000 sf industrial warehouse building	Temporary Occupancy issued.
<b>Pheasant Run Industrial- Bldg. D</b> 250 Kautz Rd.	174,715 sf industrial warehouse building	Temporary Occupancy issued. Revised as-builts submitted, under review.
<b>Springs at St. Charles</b> North side of Smith Rd at Pheasant Run Trl.	PUD Plan approved by City Council 320 apartment units within 16 buildings; clubhouse; garages; maintenance building	Site infrastructure (stormwater, utilities, streets) substantially complete. Buildings under construction.
<b>Prairie Centre- Residential F1</b> 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Permit issued, under construction.
<b>Pride of Kane County</b> 3025 E. Main St.- SEC at Kirk Rd.	PUD Plan approved by City Council Gas station, convenience store (car wash omitted)	<b>Final occupancy issued.</b>
<b>Riverside Ave. Lift Station</b> 100 Devereaux Way	Demolition of the old lift station and construction of a new lift station east of Riverside Ave.	Temporary Occupancy issued. Final as-builts received.
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Under construction. Trunk Sanitary Sewer main accepted.
<b>1 E. Main St. (former BMO Harris)</b>	Interior and exterior building renovation for first floor restaurant use, upper floor residential use	Floodproofing documentation for basement, resubmittal required.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Brooke Toria (Smith Rd. Estates)</b> N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Site infrastructure complete, building permits have been issued for all lots. Building construction underway.